

## **IV. INDUSTRIAL DEVELOPMENT GUIDELINES**

### **A. Overview**

As noted in the Introduction, these design guidelines are intended to serve as a guide for property owners and developers who are planning new development projects or renovation of existing structures in North Long Beach and for City staff who review those projects. These design guidelines supplement zoning regulations and do not include development standards already contained in the zoning regulations. The zoning regulations should be thoroughly reviewed prior to beginning the development process.

The following industrial zoning districts are currently found in North Long Beach:

**IL** Light Industrial, industries whose primary operations occur entirely within enclosed structures and which pose limited potential for environmental impact on neighboring uses.

Examples: Between Atlantic and the River north of Artesia and south of South and East of Obispo

**IM** Medium Industrial, industries and industrial processes that involve more intensive operations than Light Industrial uses

Example: Cherry Industrial Circle (south of South and east of Obispo)

**IG** General Industrial, the "industrial sanctuary" district where a wide range of industrial uses that may not be desirable in other districts may locate, with an emphasis on traditionally heavy industrial and manufacturing uses.

Examples: west of Paramount; north of Artesia

### **B. Site Planning and Building Design Guidelines**

In the past as much attention was devoted to the design of industrial buildings and their landscape as to commercial buildings, reflecting the importance of industry to the economy. It is the goal of these guidelines to begin again to focus such attention on the City's new and renovated industrial buildings, re-establishing their importance to the City and the larger region.

**Table IV-I Industrial Site Planning and Building Design Regulations and Guidelines**

TOPIC	GUIDELINE		
Guidelines that Vary by Zoning District			
	Light Industrial <u>IL</u>	Medium Industrial <u>IM</u>	General Industrial <u>IG</u>
Maximum lot coverage by building			70%
Building setback from property lines			
Yards fronting on Local or Collector Street	6 ft.	6 ft.	6 ft.
Parking lot setback to yards fronting on Arterial	6 ft.	6 ft.	6 ft.
Yards abutting commercial, institutional or planned district	6 ft.	6 ft.	6 ft.
Yards abutting industrial district	0 ft.	0 ft.	0 ft.
Outdoor storage			
Location	only in rear yard	only in rear yard	only in rear yard
Screening from view of public ROW or adjacent property		By solid screen 15 ft.	
Guidelines that Apply to All Zoning District			
Crime Prevention	<p>An alarm system should be installed in each tenant space; surveillance cameras may be appropriate at primary entries.</p> <p>Exterior pay phones should not be installed.</p> <p>Exterior roof access should not be provided.</p> <p>The site address should be visible and illuminated.</p> <p>Site lighting should be on automatic timers to provide illumination during all hours of darkness. Areas under canopies and awnings should be illuminated. Metal halide lights is recommended.</p> <p>Tree canopies should be pruned up above 7' Hedges, other than those around parking lot perimeters should not exceed 24". Planting and lighting should be coordinated to avoid obstruction of illumination.</p>		

**Table IV-2 Industrial Landscape Design Guidelines**

TOPIC	GUIDELINE
<b>Landscaping of Required Setbacks</b>	All required setback areas, except those abutting alleys or used for outdoor dining, should be landscaped with trees, shrubs and/or groundcover. The required setback from an abutting alley should also be landscaped unless used for a driving aisle. Decorative features, such as paving, rock work, fountains and ponds, may be used if consistent with site design and architectural style.
<b>Landscaping of Parking Lots</b>	
Perimeter screening	
Adjacent to residential district	A minimum 6'-6" solid wall (not a wood fence) should be provided where a commercial parking lot abuts the rear or side yard of a residential lot. The wall should be 3' where it abuts the front yard of a residential lot.
Adjacent to a residential district across an alley	One of the following should be provided adjacent to an alley with residential zoned or developed lots located across the alley : a minimum 6'-6" solid wall (not a wood fence); or a hedge of broad-leaf evergreen shrubs, such as <i>Ligustrum japonicum</i> (Japanese Privet) from 15-gallon containers planted 5' on center; or 6-10' tall clumping (not running) bamboo to provide a continuous green hedge at least 6' tall; or a combination of a solid wall and a hedge or row of trees.
Adjoining public street	A solid, compact hedge of shrubs, such as <i>Ligustrum japonicum</i> (Japanese Privet), that are 2' tall and 2' on center when planted and are maintained at a height of 3' or a minimum 18' tall planter or berm with a minimum 1' tall hedge should be provided. The 3' masonry wall permitted by zoning regulations is not recommended because the wall footing will reduce root volume in soil for required perimeter trees.
Parking lot shading	<i>Perimeter</i> - a continuous row of canopy trees from 36" boxes planted 18 - 27' on center (1 tree per 2 or 3 spaces) depending on canopy spread should be planted in the required landscaped setback area to shade both the perimeter parking space and the adjacent sidewalk. <i>Interior</i> - 1 tree per 4 parking spaces (excluding spaces shaded by perimeter trees) should be planted throughout the parking lot to provide shading of 50% of the parking within 10 years of planting. To achieve this goal, trees should be standard in form (single trunk), have spreading canopies that will reach a diameter of 35' within 10 years, and should be planted in a minimum planting area of 60 square feet/tree without root barriers. Where aisle widths permit, a continuous planting area 5' wide, excluding curbs, should be provided between parking aisles. Cars may overhang the curb (6") and 18" of the planting area. Trees should be planted in line with parking space striping where possible to minimize bumper contact in the event that cars back in to spaces. Wheel stops should be installed to prevent vehicles from overhanging required landscaped areas. Numerous species of trees, both evergreen and deciduous, are appropriate for parking lot planting. A list of commonly used street and parking lot trees can be found in "Street Trees Recommended for Southern California" (2nd Edition), published by Street Tree Seminar, Inc. (714-991-1900). Landscape Architects can provide a more extensive range of choices.
Parking structures	Particular attention should be paid to landscaping around parking structures. A 6' wide landscaped strip should be provided on all sides with one tree that will obtain a mature height not less than the height of the structure per 20 linear feet of structure perimeter. Appropriate tree species for this condition are tall narrow trees, such as <i>Hymenoporus flavum</i> (Sweetshade). In addition, all sides of the structure must be screened with vines or other approved screening.
<b>Landscaping of Alleys</b>	Landscaping should be incorporated into alleys and rear yards as feasible.
<b>Substitutions</b>	Because the 15' spacing required by zoning regulations for 24" box trees is too close for shade trees with spreading canopies, the following options, consistent with the permitted substitutions: 1) plant 36" box trees, spaced 20 - 30 feet apart (depending on species) 2) alternate big and small trees at the required 15' spacing.
<b>Landscaping Over Parking Garages</b>	Landscaped areas on the top of parking garages should contain sufficient soil to allow healthy growth of all plant materials to be planted.
<b>Paving</b>	Paving should be kept to a minimum in required setback areas. Permeable paving materials should be used throughout the site, including parking lots.



*As the City's own maintenance building demonstrates, with quality of building design and materials, as well as landscaping, industrial buildings can be an asset to the community.*

